



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor, Upper Marlboro, Maryland 20772  
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**APPROVED 09/15/20**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, July 21, 2020, 6:30 p.m.  
4<sup>th</sup> Floor Board Room, County Administration Building

**THIS MEETING WAS HELD VIRTUALLY VIA GOTOMEETING**

Commissioners Present:	Vice Chair Lisa Pfueller Davidson, Susan Pruden, Yolanda Muckle, Royal Reff, Aaron Marcavitch, Chairman John Peter Thompson, Nathania Branch-Miles, Donna Schneider
Commissioners Absent:	N/A
HPC Counsel:	Bradley Farrar, Esq.
Staff Present:	Howard Berger, Jennifer Stabler, Tom Gross, Tyler Smith, Daniel Tana, Ashley Hall, Ben Bernstein

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Sarah Cavitt	H.2.
Roland Edwards	D.1.
Matthew Tedesco	C.1.
Nicholas Speach	C.1.
John Sheridan	F.3.
Shane Stryzinski	F.2.
Gregory Pitman	F.2.
Hope Dews-Taylor	F.2.
Debra Naylor	F.1.

### A. Call to Order

Chairman Thompson called the meeting to order at 6:31 p.m. Vice Chair Davidson read introductory remarks about the meeting and procedures into the record. Vice Chair Davidson chaired the meeting.

### B. Approval of Meeting Summary – June 16, 2020

**MOTION:** Commissioner Pruden moved to approve the June 16, 2020 meeting summary. The motion was seconded by Commissioner Schneider. The motion was approved by roll call vote and without objection (8-0).

## C. Development Referrals

### 1. **DSP-19031, 7-Eleven Branch Avenue (adjacent to Marlow-Huntt Store, Historic Site 85A-033-14)**

Dr. Stabler presented the staff report. The subject property is located at 13800 Branch Avenue and 13709 Old Brandywine Road, on the east side of MD 5 in the southeast quadrant of its intersection with MD 381 and Accokeek Road in Brandywine, Maryland. The subject application proposes a 7-Eleven food and beverage store with retail sales of gasoline and a car wash on 2.003 acres. The subject property is adjacent to the Marlow-Huntt Store Historic Site (85A-033-14). The properties are separated by Old Brandywine Road. Constructed in 1867, the Marlow-Huntt Store is a one-and-one-half-story frame front-gabled building. The cornices are embellished with large jigsaw brackets, and above the central entrance is a round-arch window at loft level. This building was originally constructed as a general store in the village of T.B. and was operated for the rest of the nineteenth century by T.B.'s most prominent citizen, J. Eli Huntt. The store was renovated in 2003 and is now operated as the New York Italian Deli & Restaurant. This building and the neighboring casket shop are the last remnants of the nineteenth-century village of T.B. Preliminary Plan 4-18009 was approved by the Planning Board on May 2, 2019 and the resolution was adopted on May 23, 2019 with ten conditions. Condition 10 of Planning Board Resolution No. 19-58 applies to this application, which states that prior to the approval of any building permit on Parcels 1 through 4, the applicant shall obtain approval of a detailed site plan in accordance with Part 3, Division 9 of Subtitle 27 (Zoning Ordinance) for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the Environmental Setting of the Marlow-Huntt Store Historic Site, 85A-033-14.

The site plan proposes two points of vehicular access along the property frontage on Old Brandywine Road. The northern access point is right-in only, and the southern access point is full access. The proposed gas station canopy and the 7-Eleven food and beverage store generally parallel the alignment of both Branch Avenue and Old Brandywine Road. Surface parking is proposed around the eastern and southern façades of the 7-Eleven building, as well as on the eastern side of the gas canopy. The gas station canopy will be the closest structure to the historic site. The car wash will be located behind the 7-Eleven building and should not be visible from the historic site. A twenty-five-foot tall pylon sign is proposed at the intersection of Branch Avenue and Accokeek Road and will be set back at least 10 feet from the right-of-way of Accokeek Road. The northern entrance signage will contain the 7-Eleven logo set on a brick base. A free-standing directional sign is proposed at the south entrance. The proposed fuel canopy measures 17' 6" H x 88' L x 36' W. LED lighting will be utilized on the exterior and interior of the 7-Eleven building. The building will have a single-ply white roof and is one-story in height. Five 17' tall light poles with full cut-off lighting will be located on the eastern side of the subject property closest to the historic site. Proposed landscaping includes seven willow oak trees to be located between the two entrances on the east side of the property. A combination of swamp white oak, willow oak and multi-stem Shadblow Serviceberry trees are proposed in the northeast corner of the property next to the northern entrance. These are the two areas that will be most visible from the historic site. Historic Preservation staff recommended a Phase I archeological survey on the subject property. A Phase I archeological survey was conducted in September 2018. The reconnaissance survey identified four ruined buildings and one derelict garage, all of which were photographed. The applicant submitted a draft Phase I archeology report with the Preliminary Plan application.

The historic site is oriented in a NW-SE direction facing Brandywine Road and does not directly face the proposed development. Proposed landscaping should provide a sufficient buffer of the view from the historic site to the developing property. Full cut-off lighting should prevent the spillage of excessive light onto the historic site. Portions of the subject property within the proposed limits of disturbance possess little potential to provide additional information regarding the lifeways of the historic or prehistoric

inhabitants of Prince George's County. No additional archeological investigations were recommended on the subject property. Staff recommended that the HPC recommend to the Planning Board approval of DSP-19037 with no conditions.

Mr. Matthew Tedesco, on behalf of the applicant, thanked Dr. Stabler for her work on the presentation and staff report for this Detailed Site Plan. He indicated that the applicant was in agreement with staff's recommendation and stated that he was available for any questions the Commission had. He provided additional information regarding the landscaping for the project and indicated which species of trees would be utilized for screening. He also indicated that little or no light pollution would interfere with the adjacent Historic Site.

**MOTION:** Commissioner Schneider moved to recommend approval of DSP-19031 to the Planning Board with no conditions. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

## D. Historic Area Work Permits

### 1. 2019-076, Charles Hill and Pumphrey Family Cemetery (Historic Site 78-017)

Mr. Smith indicated that, prior to presenting the staff report for the subject application, he wanted to provide the HPC with information regarding work that had been completed on the subject property that did not align with the specifications presented in previously approved Historic Area Work Permit (HAWP) 2020-002. Mr. Smith indicated that HAWP 2020-002 was approved to include boxed eaves and a larger six light over six light double-hung window on the bathroom addition, neither of which were constructed to specification. He indicated that the chimney was also painted without an approved HAWP. He suggested several courses of action for the HPC to take for dealing with the unapproved work that had already been completed. Mr. Smith suggested that the HPC could choose to not hear the current application (HAWP 2019-076), to hear the application and not take an action, or to hear the application and take an action to approve it with a condition that the property be brought into compliance with previously approved HAWPs.

Chairman Thompson asked for clarification about the process required to proceed with the HAWP currently being presented to the HPC. He indicated that he was concerned that a previously approved HAWP included design details that were not followed through. Mr. Farrar indicated that an action must be taken by the HPC on the currently proposed HAWP per Subtitle 29-110. Mr. Farrar stated that HAWP 2019-076 must be approved, approved with conditions, or denied.

Mr. Smith presented the staff report. The applicant requested a HAWP for the construction of a new garage in November of 2019. The HPC reviewed and approved HAWP application 2020-002 at the public meeting on April 21, 2020 for the after-the-fact demolition of an enclosed side entry porch and the construction of a bathroom addition in its place on the main house at Charles Hill and Pumphrey Cemetery. This approval, along with staff approval of other ongoing work, brought the rehabilitation of Charles Hill into compliance with Subtitle 29 of the County Code. Charles Hill is a three-part, frame, side-gabled dwelling, which stands on rolling farmland on the north side of Old Marlboro Pike. The house at Charles Hill is an example of a side-hall and double-parlor plan plantation house built by successful small plantation owners in the mid-nineteenth century. Charles Hill was built in the 1840s by Rector Pumphrey and shares many similarities to The Cottage (PG:78-018) just to the east.

The applicant requested a HAWP for the construction of a new garage/pool house to the east of the main house and seven feet north of the existing pool deck. The side-gabled building will have a 25' by 25' footprint and a maximum height of 14'9". The building will be sided with 8' wood boards and roofed with

a standing seam metal roof; both the siding and the roof will match the main dwelling. The garage will be accessed by two 8'x7' steel overhead paneled garage doors on the north elevation. The south elevation of the building facing the pool will have a wooden 8' double barn door mounted on an exterior sliding track. The garage will have a single six-panel side door centered in the west elevation facing the main house. The garage will have a total of eight black gooseneck light fixtures, one on the east and west elevations, two on the north elevation, and four on the south elevation facing the pool. The structure will be separated from the pool by 7' of lawn. A driveway extension connecting the garage to the existing driveway will be the subject of a future application. Staff will continue to work with the applicant throughout the rehabilitation process of the main house.

Staff recommended that the HPC approve HAWP 2019-076 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

Commissioner Reff asked if staff had taken action on the non-compliance issues. Mr. Smith indicated that staff had only recently been made aware of these issues and that staff had been in conversation with the property owner.

Vice Chair Davidson asked if conditions could be included with the approval of the current HAWP to rectify the compliance issues with the previous HAWP. Mr. Farrar indicated that this would be within the purview of the HPC. Chairman Thompson asked for clarification regarding the difference between a conceptual approval and a final approval. Mr. Berger clarified.

Mr. Roland Edwards, the property owner, thanked Mr. Smith for his efforts to help address the non-compliance issues with the work completed. He indicated that he was not aware that painting exterior masonry was an issue, as he was under the impression that exterior painting was not work that would require a HAWP. He then indicated that a design change occurred after the plans were presented to the HPC, and that he made an attempt to box the eaves on the addition. He then indicated that he was under the impression that boxing the eaves was all that was required, and indicated that he was unaware that the eaves were to be boxed in the same manner as the existing eaves on other portions of the structure. He indicated that the eaves would be altered to more closely match what was previously approved by the HPC. Mr. Edwards then indicated that a change was made to increase the size of the window on the bathroom addition, and that he felt the window matched the tenor of the existing windows on that elevation. He indicated that he was, however, willing to change the window so it more closely matches the design in the previously approved HAWP.

Vice Chair Davidson asked what the original permit stipulated regarding the window and asked how it went in a different direction. Mr. Edwards stated that the window in the bathroom addition was the original window and he did not catch that it needed to match what was specified in the previously approved HAWP. Chairman Thompson asked if an architect was working on this project and asked if the architect worked with the contractor and reviewed the permits. Mr. Edwards indicated that it became clear that the architect was not as experienced with historic renovations as he had previously thought, and due to the type of renovation loan funding the work, he cannot switch architects and contractors easily. Commissioner Marcavitch asked if the previous HAWP could be amended and included as a condition with the current HAWP. Mr. Smith indicated that since an active HAWP exists for the work, staff would like to see the work completed to the specifications stipulated in that HAWP.

Mr. Berger stated that Mr. Smith's willingness to meet with Mr. Edwards on a bi-weekly basis is a good way to ensure that ongoing work will be in compliance and that the project will continue in a positive direction, but indicated that a weekly meeting would likely reduce the possibility for missteps. Mr. Berger then provided guidance regarding how to proceed with corrective measures for the outstanding compliance issues and indicated that the painted masonry and window were the more critical issues to address.

Commissioner Reff and Vice Chair Davidson commented that they wanted to see the previous issues addressed before the HAWP for the garage was approved.

**MOTION:** Commissioner Schneider moved to approve HAWP 2019-076 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Muckle seconded the motion. Commissioner Marcavitch indicated that he would like to see an amendment to the motion to include an amended HAWP to bring the property into compliance. Commissioner Reff indicated that the garage project was not a concern and indicated that the HPC could approve this separately or include conditions to bring the property into compliance. Mr. Farrar indicated that the HPC has the authority to include conditions specifying the need for compliance with prior HAWPs. The original motion was denied by roll call vote (1-6-1, Commissioner Schneider voted "aye" and Vice Chair Davidson voted "present"). Commissioner Reff moved to approve HAWP 2019-076 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 1, 9, and 10 of the Secretary of the Interior's *Standards for Rehabilitation*, with the condition that HAWP 2020-002 is brought into compliance. Commissioner Marcavitch seconded the motion. The motion was approved by roll call vote and with one objection (6-1-1, Chairman Thompson voted "no" and Vice Chair Davidson voted "present").

Item D.3. followed.

### 3. 2020-033, 4619 College Avenue (OTCPHD 66-042-47)

Mr. Bernstein presented the staff report. The applicant requested a HAWP for the repair of the garage and alteration of the fenestration on the multi-family dwelling at 4619 College Avenue. The application was referred to the Old Town College Park Historic District Local Advisory Committee (OTCPHD LAC), which voted 3-0 to recommend approval of the application at its public meeting on July 8, 2020. The existing structure on the property was constructed in 1930 in the Colonial Revival style. The applicant proposes to replace windows and alter the openings on the building. Non-original, first- and second-story doors on the rear of the building will be replaced with one-over-one, aluminum-clad wood sash windows. The tops of the new windows will line up with the adjacent windows, with the lower portion of the openings to be filled in with matching brick and new precast concrete sills and lintels. New fiberglass windows will replace existing windows at locations of bathrooms to provide required tempered safety glass. The new windows will be one-over-one sash units to match the existing windows. All other windows on the building will remain but may require repair or restoration. The applicant proposes to install metal access panels over the existing crawlspace openings, which are currently boarded up. The applicant also proposes to make repairs to the garage, including replacing the asphalt shingle roof, refinishing or replacing wood trim, and installing a new fascia. The subject application also includes work items that are entirely interior in nature and thus do not require review under Subtitle 29-107. The design and materials of the proposed alterations are compatible with the OTCPHD Design Guidelines, which state that "if complete replacement is necessary, new windows should match the original in dimension, configuration, material, and detail."

Staff concluded that HAWP 2020-033 could be found to meet the HAWP approval criteria of Subtitle 29-111(b), the Secretary of the Interior's *Standards for Rehabilitation*, and the OTCPHD Design Guidelines. Staff recommended that the HPC approve HAWP 2020-033 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standard 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

Mr. Ben Norkin, the project architect, provided additional project details.

**MOTION:** Commissioner Schneider moved to approve HAWP 2020-033 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standard 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

Item D.2. followed.

**2. 2020-032, Digges-Sasscer House (Historic Site 79-019-18)**

Mr. Tana presented the staff report. The Digges-Sasscer House is a two-story, frame, gable roof dwelling of five-by-two bays, with a large, rear ell-wing. Built in stages, the central section of the rear wing probably dates to the early 19th century, with the east three bays of the main block constructed in 1845, followed by the west two bays in the 1870s. The house stands on a 2.06-acre lot in an old residential section of Upper Marlboro. The Digges-Sasscer house is covered with horizontal lapped wood siding, with corner boards. The brick foundation is laid in American bond. Interior corbelled brick chimneys rise from the east and west gable ends and from the south connection of the ell with the main block. The roof is newly covered with cedar shingles. The boxed cornice is crown molded and returned in the gable ends. The interior of the house has an "I" house plan in the main block. The applicant has applied after-the-fact for the replacement of the roof over the first rear gable-roofed addition to the main block of the house to correct a leak. From the documentation available, the older leaking roof was of mixed roofing material (primarily wood shakes) due to earlier attempts to patch the leaking roof before the current owners purchased the property. This roof was fully removed so that damaged sheathing could be replaced to assure the elimination of water infiltration. A new roof was installed using GAF Timberline HD shutters in "weathered wood" color. The design and materials of the replaced roof were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's Standards for Rehabilitation. Staff recommended that the HPC approve HAWP 2020-032 as meeting provisions 2, 3, 4, and 5 of Subtitle 29-111(b) and Standard 1 of the Secretary of the Interior's *Standards for Rehabilitation*.

**MOTION:** Commissioner Schneider moved to approve HAWP 2020-032 as meeting provisions 2, 3, 4, and 5 of Subtitle 29-111(b) and Standard 1 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Pruden seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

**E. Preservation Tax Credits**

**1. 2020-005, 7501 Dartmouth Avenue (OTCPHD 66-042-218)**

Mr. Smith presented the staff report. Mr. Michael Meadow, owner of 7501 Dartmouth Avenue, a noncontributing resource within the OTCPHD, applied for a tax credit for work totaling \$532,362.39. The work comprised of construction of a new single-family residence. The work was approved by the HPC under HAWP 2017-031, issued on September 19, 2017. The work was completed in November 2019. \$115,696.39 of expenses for various interior upgrades (mechanical, cabinets, insulation, and finish) and allowances for cabinets, tops, plumbing fixtures, light fixtures, appliances, hardware, and interior paint were deducted from the eligible expenses, reducing the total eligible expenses to \$416,393.00. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$41,639.30. This credit would apply for FY 2020, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards for Rehabilitation*.

**MOTION:** Commissioner Pruden moved to approve Preservation Tax Credit 2020-005 as meeting provisions 2 and 3 of Subtitle 29-111(b) and Standards 9 and 10 of the Secretary of the Interior's *Standards*

*for Rehabilitation*. Commissioner Schneider seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

## 2. 2020-006, Digges-Sasscer House (Historic Site 79-019-18)

Mr. Tana presented the staff report. Mr. Fraser Henderson, Jr., owner of the Digges-Sasscer House, applied for a tax credit for work totaling \$39,575.00. The work consisted of exterior repainting and replacement of the roof over the first rear gable-roofed addition to the main block of the house to correct a leak. The work began in September 2019 and was completed in October 2019. Staff determined all expenses to be eligible. Based on the documentation of the work supplied by the applicant and the HPC's adopted tax credit policies and procedures, staff recommended the approval of a historic preservation tax credit in the amount of \$9,893.75. This credit would apply for FY 2021, the tax year following the year in which the work was completed. Staff recommended that the application be granted as meeting provisions 2, 3, 4, and 5 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*.

**MOTION:** Commissioner Pruden moved to approve Preservation Tax Credit 2020-006 as meeting provisions 2, 3, 4, and 5 of Subtitle 29-111(b) and Standards 1 and 6 of the Secretary of the Interior's *Standards for Rehabilitation*. Commissioner Schneider seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

## F. Historic Site Evaluations

### 1. Westwood Store and Post Office (Historic Resource 87A-004)

Mr. Gross presented the staff report. The Westwood Store and Post Office is a two-story, frame building originally constructed in the 1890s, expanded in the early twentieth century, and significantly altered between the 1970s and the present. The historic core of the building comprises an L-shape form under a gabled roof, with a five-bay porch extending the full width of the irregularly fenestrated front (west) elevation. A rear infill addition with a saltbox roof was added before the building was first documented in 1974, and there is a shed-roofed addition at the rear of the ell. The building is clad primarily in synthetic German siding, with brick veneer wrapping three sides of the building below a belt course. Horizontal wood siding was present in 1974 and was replaced or covered with vertical wood siding by 1985; it is unknown whether any of the earlier siding remains on the building. The roof has been clad in asphalt shingles since at least 1974. There are exterior end chimneys on the north and south elevations, the latter of which was constructed between 1974 and 1985; an interior chimney pierces the east-west ridge line. All windows in the building appear to be modern replacements, consisting mostly of one-over-one vinyl sash units of various sizes and configurations. The second story windows on the front elevation are the most irregular, featuring a combination of paired sash, fixed, and bay windows. The two front entry doors are not original but correspond to historic door openings documented in 1974. A wood staircase and landing provide access to a second-story entry on the north elevation. There are multiple outbuildings on the subject property. A long, one-story, front-gabled building immediately south of the historic resource is used as a residence and may have been constructed on the site of an earlier building. A gabled-roof barn located near the Baden Westwood Road frontage of the property appears to date from before 1938, based on aerial photographs. A two-story gabled-roof frame building of unknown vintage is located at the northeast corner of the property and is in substantial disrepair; historic aerial photographs suggest this building was once part of a complex of outbuildings on the property. The resource is fronted by a large parking area reached by driveways from both Bald Eagle School Road and Baden Westwood Road.

The resource occupies a 3.86-acre parcel at the corner of Bald Eagle School Road and Baden Westwood Road. The Westwood Store and Post Office occupies property that was part of the Archer's Pasture grant patented to Peter Archer in 1681. In October 1832, Thomas, Verlinda, and Alexander Mundell sold to Hugh Perrie (spelled "Perry" in the deed) a 347-acre tract that included parts of Archer's Pasture, Quicksale, and Taylorton. The subject property is located at the western end of the 1832 conveyance, which extended east beyond Croom Road. The 1850 Census records Hugh Perrie, then 73 years old, as a planter living with his wife and eight sons; the Slave Schedule lists 32 enslaved people owned by Perrie that year. At Hugh Perrie's death in 1857, the property was conveyed to a trust for the benefit of his son, John Wesley Perrie. The 1861 Martenet map shows that present-day Baden Westwood Road and Bald Eagle School Road existed by the mid-nineteenth century, although there is no indication that the settlement of Westwood had yet been established at the junction of the two roads. The 1878 Hopkins Atlas shows that Hugh Perrie's son, Thomas H. Perrie and J. Benson Perrie, resided in the vicinity of the subject property. After the death of John Wesley Perrie in 1902, his heirs conveyed 300 acres to Robert Hugh Perrie (1865- 1933), the son of Thomas H. Perrie. A store on the subject property was already in operation under R. Hugh Perrie's proprietorship before he owned the property. By 1901, Perrie had expanded the building to include a second story and a cross-gabled side addition. In 1913, Perrie again expanded the store and post office building. As with other country stores of the era, Perrie's establishment was known to carry a wide assortment of goods, and its function as the village post office made it the center of community life for the residents of Westwood. The 1910 and 1920 Census lists Perrie as a merchant living with his wife, the former Cora Adelaide Naylor, and their daughter, Marian. It is likely that they resided on the same property as the store, in a house that his father had constructed in the nineteenth century (Thomas H. Perrie House, Documented Property 87A-003 [destroyed by fire in the 1960s]). After Perrie dies, all of his real estate was conveyed via an administration case to his daughter, Marian. The business continued to operate after Perrie's death, first under the management of his brother-in-law, Guy Rodgers Naylor, and later, Naylor's son Guy, Jr. Newspaper advertisements that mention the "R. Hugh Perrie Co." of Westwood appear in the Washington Post as late as 1957 and the store eventually closed in 1966. When the historic resource was first documented in August 1974, the building was classified as being in commercial use and photographs show a "Westwood P.O." sign on the front elevation. The documentation notes the two separate entrance doors for the store and the post office. The post office is believed to have closed in the mid-1970s. Marian Perrie sold off portions of her late father's land holdings in a series of transactions in the 1970s and early 1980s. The subject property was part of an 8.53-acre tract that Perrie sold to Owen J. Shugard and Mary M. Shugard in September 1974. The property was next sold to Charles E. Bishop and Charlotte M. Bishop in August 1976. The Bishops adapted the building for residential use, and it was during their period of ownership that the most dramatic alterations were conducted. By the time the building was documented in 1985, the front elevation fenestration had been reconfigured, the horizontal siding had been replaced or covered, an exterior staircase providing entry to a second-story entrance had been constructed, and at least one of the present exterior chimneys had been added. Still, the basic form of the building was unchanged from its appearance in 1938 aerial photos, which show the L-shaped core and the rear infill addition. The property was sold in May 2000 by a trustee for Charlotte Bishop to Richard Menard, Jr., who sold it to William and Linda Hebert in July 2003. The property, now comprising 3.86 acres, was purchased by the current owner, Hope A. Dews-Taylor, in March 2020.

The Westwood Store and Post Office is significant as an example of early-twentieth century vernacular commercial architecture in rural Prince George's County and as a remnant of the former village of Westwood. However, the building retains insufficient integrity to convey the values for which it is judged significant. The resource is also significant for its association with Robert Hugh Perrie, a prominent merchant and civic leader in southern Prince George's County in the early twentieth century. The subject property has been owned by unrelated parties and used as a private residence since the 1970s. The Westwood Store and Post Office retains very little historic fabric and is unrecognizable as an early-twentieth century commercial building. Between the time the building was first photographed by M-

NCPPC in 1974 and its subsequent documentation in 1985, the fenestration on the front elevation was altered dramatically to accommodate windows of various types and sizes. This represents a critical (irreversible) change as defined in HPC Policy #1-87. At some point after 1985, most of the building was clad in synthetic German siding, which represents either a critical or detrimental change as defined in Policy #1-87, depending on whether the original siding remains beneath. The modern replacement of the front entry door and sidelights also represent critical changes. Because the building has not been owned by the Perrie family or used for commercial purposes since the 1970s, and because it retains no visible features to suggest its significance as an early-twentieth century store and post office associated with the village of Westwood, the resource retains a low degree of integrity of association. Policy #1-87 also states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Several country store buildings in the County have been designated as historic sites, including the William H. Early Store (85A-032-11), the Coffren Store (86A-027-11), and the James A. Cochrane Store (87B-036-17). All retain a higher degree of integrity of materials than the Westwood Store and Post Office and more clearly exemplify the County's rural commercial heritage. In light of the critical and detrimental changes that have occurred to the structure and its low degree of integrity of association, the Westwood Store and Post Office could be found to have insufficient integrity to convey its significance as an early-twentieth century commercial building in rural Prince George's County.

Staff concluded that the Westwood Store and Post Office meets only criterion (2)(A)(v) of Subtitle 29-104(a). Further, staff is mindful that criterion (2)(A)(v) should not be used alone in designating an Historic Site. Staff recommended to the HPC that the Westwood Store and Post Office and its associated property meets only HPC Historic Site Criterion (2)(A)(v) and that in accordance with HPC Policy #1-89, it should not be designated as a Historic Site and should be deleted from the Inventory of Historic Resources.

Ms. Debra Naylor, whose family owned the property for many years, indicated that she was neutral on the designation of the property. She indicated agreement that the historic integrity of the property has been lost over the years. Ms. Naylor indicated that, as a complex, the Westwood Store was significant, and she stated that it was sad to see the store and surrounding structures' integrity deteriorate.

Ms. Hope Dews-Taylor, the current property owner, stated that she agreed with staff's recommendation regarding the removal of the historic status of the property.

**MOTION:** Commissioner Pruden moved that the Westwood Store and Post Office not be designated as a Historic Site and be deleted from the Inventory of Historic Resources in accordance with HPC Policy #1-89, as it meets only HPC Historic Site Criterion (2)(A)(v). Commissioner Schneider seconded the motion. The motion was approved by roll call vote and with one objection (6-1-1, Commissioner Reff voted "no" and Vice Chair Davidson voted "present").

## 2. **Hierling House (Documented Property 68-010-93)**

Mr. Bernstein presented the staff report. The Hierling House is a one-and-a-half-story Craftsman-style bungalow constructed circa 1924. The house is three-bays wide with a raised, full-width front porch. The house is clad in vinyl siding above a rusticated concrete block foundation. Beneath the vinyl siding are asphalt shingles over the original lapped wood siding. The main body of the house sits on a masonry foundation, while the porch is set on masonry piers. Placed between these masonry piers, a wooden lattice skirt encloses the area below the porch. One section of the porch skirt (on the west elevation) has been replaced with a vinyl substitute. The house has a side-gabled roof of moderate pitch, clad in asphalt shingles. Triangular knee braces are found at the bottom corners of the gables. Centered on the front slope

is a wide, inset dormer with a shed roof. The rear of the house has a wide, shed-roofed engaged dormer. Piercing the ridge of the roof is a square brick chimney. The windows of the house are mostly six-over-one sash wood-frame and several six-pane casement windows, located on the sides of the house. All the windows are original, while the basement windows are covered with an additional layer of glazing over the original three-panel windows. While the windows on the front and rear of the house have a bilateral symmetry in their placement, the window arrangements on the east and west elevations are asymmetrical in their groupings. There is a single-leaf door that is centered on the façade and two side doors, which are located on the east elevation of the house; the northern entry door is reached by a raised side porch with shed roof and x-braced railing. All these doors were installed in the late 2010s. A gabled-roofed one-car garage is located north of the house and connected to 43rd Avenue by means of an asphalt driveway. The structure is clad in vinyl siding over lapped wood siding. The garage's front gable orientation is parallel to the house's gabled roof. Its roof is clad in asphalt shingles and has exposed rafter tails. The entrance to the garage consists of a set of out-swing double-doors with z-bracing and four-pane windows on each door. At the rear of the garage is a four-pane casement window. The garage was constructed at the same time as the house.

The Hierling House occupies a 0.115-acre property comprising a single corner lot at the intersection of Oglethorpe Street and 43rd Avenue. Landscaping on the property includes the front and east lawns, with a combination of evergreen and deciduous trees and shrubs. The City of Hyattsville is one of the many residential subdivisions that emerged in Prince George's County in the late nineteenth and early twentieth centuries to support the population growth in the nation's capital. Hyatt's Addition, which was successfully platted in 1873, was followed by numerous additions subdivided by other real estate developers. Despite Hyattsville's advantageous location along the railroad and turnpike, suburban development was slow until the extension of the streetcar lines in 1899. Providing quality suburban neighborhood living, Hyattsville continued to grow throughout the early twentieth century with no fewer than twenty-five additions, subdivisions, and re-subdivisions by 1942. In 1982, the Hyattsville Historic District (68-010) was listed in the National Register of Historic Places. The Hyattsville Historic District, as amended and expanded, includes 1,374 properties.

Captain James Moses Edlavitch (1882-1936) was born in Russia and immigrated to the United States with his parents in 1889. He had served overseas in World War I and later worked as a grocer, builder, and real estate developer in Hyattsville. In 1922, J. Moses Edlavitch purchased Lot 7 and part of Lot 8 of Ellaville from Rexford M. Smith. This property, which had belonged to Rexford M. Smith's father, Addison Smith, was located directly north of Arundel Avenue (now Oglethorpe Street) and was on the west side of the old Baltimore Washington Turnpike (the present U.S. Route 1). Edlavitch platted the property and named the subdivision "Arundel." There is currently not enough evidence to determine whether the Hierling House was constructed by Edlavitch when he sold the property to Edward and Mae Nora Hierling in November of 1924, or whether the Hierlings built the house when they bought the land. The Hierling House appears on the Hyattsville May 1933 Sanborn Fire Insurance Map. Edward J. Hierling and his wife, Mae Nora Hierling, were the first owner-occupants of the house. Mrs. Hierling's mother, Carrie S. Hooper had lived with them since before they moved into the house. Along with Mrs. Hierling's mother, the Hierlings had three sons: Edward J. Hierling Jr., Robert J. Hierling, and John Q. Hierling. In October 1964, Mae Nora Hierling sold the property to two brothers, Thomas E. Houchens, Jr. and Carroll G. Houchens. They shared ownership of the house until 2002, when it was deeded to Thomas as sole owner. After Thomas died, the house may have been used by their relatives. The Hierling house was sold by the estate of Thomas E. Houchens in 2018 to Shane Stryzinski.

The bungalow variation on the Craftsman style, as demonstrated by the Hierling House, was extremely popular in Prince George's County from 1920 through the mid-1930s, particularly through mail-order purchasing. The Craftsman Bungalow consisted of a small one or one-half story house with a generally rectangular plan and, most commonly, a side-gable roof with or without attic dormers. Bungalows in

Hyattsville almost exclusively have substantial front porches that are either inset or extend the slope of the main roof. An example of another Craftsman-style bungalow in Hyattsville is the Dashiell House (Historic Site 68-10-91). Like the Hierling House, the Dashiell House is a side-gable structure, with full-width porch and shed dormer centered on the roof. Other examples of Craftsman-style bungalows in Prince George's County include the Quander-Dock House (Historic Site 68-061-22), the Ziegler Cottage (Historic Site 68-013-71b), and the Kleiner-Davidson-White House (Historic Site 67-022-24).

The Hierling House is significant as a substantially intact example of early twentieth century residential architecture in the city of Hyattsville. It is a reflection of Hyattsville's suburban expansion during the 1920s, as automobiles made it easier for middle class Washington, D.C. workers to move further away from the city. The garage constructed adjacent to the house is reflective of the changing lifestyle of the American middle class. The property's significance is reflected in its status as a contributing resource in the Hyattsville National Register Historic District, as amended and expanded in 2004. The Hierling House has retained its character as an early twentieth century Craftsman-style bungalow. It maintains its original massing and location. There has been some change to its materiality, but much of it is reversible. While its current cladding is vinyl siding, the original wood cladding exists in layers below it. The windows appear to all be original, but the doors are modern. The doors are compatible with the style of the house, and do not detract from its appearance. The porch skirt is largely in disrepair, with some wood members rotting and some missing. The railing leading up the front steps to the front porch is substantially deteriorated and the side railings on both the front and side porches are warped. The garage also retains a high degree of its architectural integrity. It was lengthened sometime in the twentieth century, but the majority of the structure is original. The lengthening is evident through an interior seam in the wall construction. This alteration can also be seen from the exterior through an irregularity in the spacing of the rafters yet is compatible and is not visible from the pedestrian right-of-way. The doors and windows are also original. However, the doors show evidence of insect damage and are in need of repair. The original wood siding has been covered over with vinyl and the roof shingles have been replaced. The Hierling House retains a high level of integrity of location, feeling, and setting. It has a moderate degree of integrity of design and materials, though there is a high level of retention of the original materials. The Hierling House is not associated with any significant events or figures, and so lacks integrity of association. HPC Policy #1-87 states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. There are relatively few examples of Craftsman-style bungalows in the Inventory, although this style is well represented in the Hyattsville National Register Historic District.

Staff concluded that the Hierling House meets Criteria (1)(A)(iv), (2)(A)(i), and (2)(A)(v) of Subtitle 29-104(a). Staff further concluded that, in weighing both the alterations that have been made to the exterior of the structure since its original construction and the relative scarcity of the resource type within the Inventory of Historic Resources, the Hierling House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant. Staff recommended that the HPC recommend to the Planning Board and District Council that the Hierling House and its 0.115-acre Environmental Setting be designated a Prince George's County Historic Site as meeting Criteria (1)(A)(iv), (2)(a)(i), and (2)(a)(v) of Subtitle 29-104(a).

Mr. Shane Stryzinski, the current property owner, indicated that he wished to be a steward for the property and to retain its historic integrity to the best of his ability.

**MOTION:** Commissioner Schneider moved that the HPC recommend to the Planning Board and District Council that the Hierling House and its Environmental Setting be designated as a Historic Site as meeting HPC Historic Site Criteria (1)(A)(iv), (2)(a)(i), and (2)(a)(v) of Subtitle 29-104(a). Commissioner Pruden

seconded the motion. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

### **3. John J. Mohler House (Documented Property 68-010-79)**

Mr. Gross presented the staff report. The John J. Mohler House is a two-story dwelling constructed circa 1904 in a late Victorian style, featuring a partially enclosed wraparound porch and a semi-octagonal front elevation tower with a pyramidal roof. The irregular form of the house is the result of multiple alterations and additions, most notably a rear addition constructed before 1933 that substantially increased the building's footprint. The most recent addition appears to be a shed-roofed screened porch at the southeast corner of the house, enclosed by a simple wood railing between square wood posts. The exterior of the house is clad primarily in wavy-edged asbestos shingle siding, beneath which portions of the original wood siding are visible. Some areas of the exterior have an additional layer of aluminum siding over the earlier layers. All areas of the roof are clad in light gray three-tab asphalt shingles. The front porch is supported by Tuscan columns resting on paneled wood-clad piers, with each bay spanned by an arched frieze with trefoil piercings at both ends. The railing that encloses the porch features distinctive b-shaped balusters. These decorative features appear in a 1973 photograph, while the front steps and railing are of more recent construction. The side portions of the porch were enclosed at some point before 1973, with separate entry doors providing access on each side. The one-over-one aluminum sash windows found throughout the house are modern replacements; one decorative square window with polychrome lights to the left of the front entry door may be an original feature. The four-panel, four-light front entry door and its one-panel, three-light sidelight are not original, based on an apparent alteration to the size of the door opening.

The John J. Mohler House occupies a 0.173-acre lot on the east side of 42nd Avenue between Gallatin and Farragut Streets. Landscaping on the property includes a small front lawn and larger rear lawn and a combination of evergreen and deciduous trees and shrubs. The John J. Mohler House is located in Wine and Johnson's Second Addition to Hyattsville, which was platted by Louis D. Wine and George L. Johnson in 1884 on part of a large tract of land they had purchased two years earlier. In September 1887, Louis and Lucy Wine and George and Annie Johnson sold Lot 4 of Block A, on what was then called Wine Avenue, to John J. Mohler of Washington, D.C. There is no evidence that Mohler built a house on the lot in Hyattsville, and his motivations for purchasing the property are unclear. Mohler sold the subject property in July 1897 to Florence M. Fishblate of Philadelphia, who then sold it in June 1899 to William A. Carr of Hyattsville. Tax assessment data and mortgage records suggest that William A. Carr constructed the subject house in 1904. The building appears on a 1906 Sanborn fire insurance map, its footprint similar to the present but without the later rear addition. Two outbuildings that no longer exist are shown at the rear of the property. If Carr built the house with the intention of raising a family there, the plan was short-lived; in May 1906, while Katherine was pregnant with their first child, the Carrs sold the property to Philip Leroy Jones. The 1911 Sanborn fire insurance map shows the addition of a rear porch but no other change to the building's footprint. In 1925, Jones sold the property to Major Albert C. Arnold and his wife, Irene. The Arnold family appears to have lived at the subject property for only a short time after purchasing it. A photo of daughter Mary Arnold "of 34 Wine Avenue" appeared in a 1925 Evening Star item, but by 1927, the house was being advertised for rent. The house was described at the time as a "nine-room house, newly decorated, two baths [with] large front porch, extra-large glazed-in sleeping porch, and large glazed-in breakfast room." The property also offered a "2-car garage, chicken house, garden space, some fruit." The Shreves, who rented from the Arnolds, continued to live in the house at least until the death of Margaret Shreve in 1941, a year after Irene Arnold sold the property. The subject property was owned by Harold and Helen Ryder from 1940 to 1946, but it is not clear whether they occupied the house during that time. They sold the property to Leo Wilson Link and his wife, Macon Hicks Link, in May 1946; the deed of sale is noteworthy for containing the first reference to the property by its current address, 5103 42nd Avenue. The Links divorced in 1949, and the property was sold the

following year by Macon and her new husband, Robert L. Appenfelder, to Lutie M. Rhodes and her brother, Lloyd W. Chisholm. Lutie Rhodes became sole owner of the property in 1954. As with earlier owners, it is unclear to what extent Rhodes used the subject house as her primary residence. When Lutie Rhodes died in 1968, the obituary listed her home address as 5103 42nd Avenue. The property was sold in November 1971 by Lutie Rhodes's daughter, Audrey E. Boyd, to Leonard and Hilda Askin and Bradley and Marian Moore. After the Askins and Moores sold the property in 1975, it changed hands five times over the next decade. The succession of short-term owners almost certainly did not reside there but rather continued its longstanding function as a boardinghouse (the house is believed to have contained at least eight separate apartments). The property was purchased in 1986 by James Chul Carey, who owned it until it went into foreclosure in the mid-1990s. It was purchased by Olayinka Akintunde from the Department of Veterans Affairs in 1998 and sold the following year to Peter Adeboye. The current owner, John W. Sheridan, purchased the property in January 2001. Mr. Sheridan has undertaken to rehabilitate the property and is the longest tenured owner—and one of the few to occupy it full-time—since the house was constructed in 1904.

The John J. Mohler House is significant as a substantially intact example of late Victorian domestic architecture dating from the early period of development in the City of Hyattsville. The property also embodies the heritage theme of streetcar suburb development in Prince George's County in the early twentieth century. The resource is not associated with any significant individual but is well known for its long history as a boardinghouse. The property's significance is reflected in its status as a contributing resource in the Hyattsville National Register Historic District, which was listed in 1982. The John J. Mohler House has retained the essential features of a late Victorian-style dwelling and is a largely intact example of the architecture that defined Hyattsville around the turn of the twentieth century. The house's multiple additions are well documented and occurred mostly within the first few decades of its construction; these accretions speak to the resource's long history as a boardinghouse and do not impair its architectural expression. The character defining features of the front elevation, including the semi-octagonal tower and decorative porch elements, remain as they appear in photographs taken in March 1973. Certain material alterations have occurred that should be considered in light of HPC Policy #1-87. The present windows are all modern replacements, installed at an unknown date in place of windows that may or may not have been original. The front entry door has also been replaced and the size of its opening changed. These alterations represent "critical" (irreversible) changes as defined by the Policy. The installation of aluminum siding on most of the building's exterior represents a "detrimental" (reversible) change, as there is evidence that both the earlier asbestos shingle siding and the original wood siding remain underneath. Policy #1-87 states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Although there are numerous late Victorian dwellings that have been designated as historic sites, including several in the Hyattsville National Register Historic District, the John J. Mohler House retains a sufficient amount of its historic fabric and character to meet a more rigorous standard of integrity.

Staff concluded that the John J. Mohler House meets Criteria (1)(A)(iv), (2)(A)(i), and (2)(A)(v) of Subtitle 29-104(a). Staff further concluded that, in weighing the alterations that have been made to the structure since its original construction, the John J. Mohler House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant. Staff recommended that the HPC recommend to the Planning Board and District Council that the John J. Mohler House and its 0.173-acre Environmental Setting be designated a Prince George's County Historic Site as meeting Criteria (1)(A)(iv), (2)(A)(i), and (2)(A)(v) of Subtitle 29-104(a).

Chairman Thompson asked how staff decided upon a more appropriate name for the property. Mr. Gross confirmed staff's reasoning. Discussion regarding the renaming of the property followed. The HPC determined that the property would be named the Jones-Sheridan House going forward.

Mr. John Sheridan, the current owner of the property, stated that his goal was to restore the property to as close to its original state as possible.

**MOTION:** Commissioner Schneider moved that the HPC recommend to the Planning Board and District Council that the Jones-Sheridan House and its Environmental Setting be designated as a Historic Site, as meeting HPC Historic Site Criteria (1)(A)(iv), (2)(A)(i), and (2)(A)(v). Commissioner Pruden seconded the motion. Commissioner Reff stated that he concurred with the motion and thanked Mr. Sheridan for his work on the property and for recognizing the importance of preservation. The motion was approved by roll call vote and without objection (7-0-1, Vice Chair Davidson voted "present").

## **G. Update from Department of Parks & Recreation**

Mr. Gross asked if there were any questions regarding the update from the Department of Parks & Recreation (DPR). Commissioner Schneider asked what the DPR was envisioning to do with Concord, and Mr. Gross indicated that the DPR contacts that HPS staff meets with were not as focused on Concord's future use as they were with getting the property to the point where it can be used. Commissioner Schneider then stated that she spoke with the new manager of Marietta and stated that she was excited to see future projects come to fruition there.

## **H. Commission Staff Items**

### **1. HAWP Staff Sign Offs**

There were no further questions.

### **2. Properties of Concern**

Mr. Gross stated that there was no change to the list of Properties of Concern. He stated that a concerned citizen asked HPC staff for an update on the status of work at Admirathoria. Mr. Gross then stated that staff's last communication with the property owner was last year and it sounded, at that time, like they were anxious to move forward. He indicated that staff had reached out to the property owners again and were awaiting a response. Chairman Thompson suggested that staff reach out to the property owner again to invite them to virtually join the September HPC meeting, and Commissioners Schneider and Pruden stated that she seconded the suggestion. Mr. Gross stated that staff has reached out but will do so again with an invitation to attend the next virtual HPC meeting.

Commissioner Schneider asked if there were updates regarding the Magruder House. Mr. Berger stated that he sent an email to the property owner's representative and had not yet received a response. He indicated that he would continue to reach out to them.

### **3. Referrals Report**

There were no further questions.

### **4. Correspondence Report – No Correspondence Report**

**5. New Business/Staff Updates**

Mr. Berger stated that staff had been working closely with applicants regarding the non-capital grant program. He proposed that staff had several language adjustments to more effectively serve potential grant recipients. He indicated that language adjustments regarding the program's policies and guidelines would likely be put forth for review during the September HPC meeting.

A public comment period followed. There were no public comments.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Reff. The motion was approved by acclamation and without objection (8-0). The meeting adjourned at 10:13 p.m.

Respectfully submitted,



Ashley Sayward Hall  
Principal Planning Technician  
Historic Preservation Section